



SIDMOUTH TOWN COUNCIL

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To: All Members of the Planning Working Group
Town Clerk

22nd June 2023

For Information:

Other Members of the Town Council
District Councillor for Sidmouth not on the Town Council
Sid Vale Association

Dear Sir/Madam,

**Meeting of Sidmouth Town Council's Planning Working Group
Wednesday 28 June 2023 at 10.00am**

You are called upon to attend the above meeting where it is proposed that the matters set out on the agenda below will be considered and resolution or resolutions passed as the Planning Working Group considers appropriate.

The Planning Working Group will meet virtually via the Zoom software platform. Please note the start time of the meeting. Those members of the public wishing to view the meeting or speak on a planning application, are required to register by emailing planning@sidmouth.gov.uk at least 24 hours before the start time of the meeting, after which virtual meeting details will be sent out to speakers.

The Chair of the meeting has the right and discretion to control questions to avoid disruption, repetition and to make best use of the meeting time. Individual contributions will be limited to a maximum period of three minutes. Where there is an interested group of objectors or supporters, a spokesperson should be appointed to speak on behalf of the group.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Chris Holland', written over a horizontal line.

Christopher E Holland
Town Clerk

A G E N D A

1 Apologies

To receive apologies for absence.

2 Declarations of Interest

To receive Declarations of Interest.

3 Minutes

To agree and delegate to the Chair of the Planning Working Group to sign as a true and accurate record, the Minutes of the Planning Committee meeting of 14 June 2023.

4 District Council Members

It is noted that the participation of those Councillors who are also members of the Local Planning Authority of East Devon District Council, in both the debate and subsequent vote, is on the basis that the views expressed are preliminary views taking account of the information presently made available to the Town Council. The District Councillors reserve their final views on the application until they are in full possession of all the relevant arguments for and against.

5 Statutory Obligations - Applications for consideration

Town and Parish Councils are Statutory Consultees to the Local Planning Authority and as such do not make decisions apart from applications for advertising consents and trees. The Town Council's Planning Working Group is required to make known its willingness to support, or not, planning applications based on local knowledge and current planning policies in order that these views can be taken into account when the decision is made by the District Council as Planning Authority. In accordance with Sidmouth Town Council Standing Orders Item 3(d) – (i) Members of the public may speak on each planning application on the agenda for up to three minutes.

6 Urgent items or Amended Plans Received After Formulation of the Agenda.

To receive a report from the Planning Clerk of any urgent planning items or amendments to planning applications received after the publication of the agenda.

Applications for consideration

- | | | | |
|----------|---------------------------|----------------------------------|---|
| 7 | 23/1158/FUL
East Ward | Mr And Mrs
Richard
Bartram | Kingdom Hall, Russell Street, Sidmouth, EX10 8DD.

Change of use from disused assembly building to one residential unit. |
| 8 | 23/0996/FUL
East Ward | Mr and Mrs
Weston | 2 Riverside Terrace, Riverside, Sidmouth, Devon, EX10 8BU.

Replacement of single storey polycarbonate roofed area to the rear with flat roofed extension with balcony. |
| 9 | 23/1274/FUL
North Ward | Ms P
Luetchford | 14 Brookside, Sidmouth. EX10 9UN.

Demolition of existing garage and construction of new garage and utility room. |

10	23/1106/LBC North Ward	Mr Mark Eggleton	58-60 Woolbrook Road, Sidmouth, EX10 9XA. Insertion of a fire protection partition in the loft of the building.
11	23/1161/FUL Salcombe Regis Ward	Mr S Conway	Land At Salcombe Regis. To erect an Agricultural building.
12	23/0539/FUL Salcombe Regis Ward	Mr and Mrs Langman	Higher Thorn Cottage, Salcombe Regis, Sidmouth, EX10 0PA. Replacement of existing shed.
13	23/1231/FUL South Ward	Miss T Legg	2 Alexandria Road, Sidmouth, Devon, EX10 9HB. Raising of flat garage roof for conversion to study.
14	23/0870/FUL South Ward	Mr & Mrs Eland- Hicks	Fernley, 6 Sidmount Gardens, Sidmouth, EX10 8XQ, Single storey extension, conversion of roof space to habitable use, 2 dormers and 2 front rooflights.
15	23/1208/FUL South Ward	Mr Matthew Raistrick	Victoria Hotel, The Esplanade, Sidmouth, Devon, EX10 8RY. Construction of a lift shaft to rear (north) elevation.
16	23/1228/FUL West Ward	Mr and Mrs G Worrall	10 Pathwhorlands, Sidmouth, EX10 9HF. Two story side extension with single story extension at the front and rear.
17	Trees in Conservation Areas		
a)	23/1232/TCA South Ward	Mr Clarke	Woodrising, Bickwell Valley, Sidmouth, Devon, EX10 8RF. T1, Golden Lawson cypress : reduce by 3m and lift lower branches to approximately 3m. T2, Golden Thuja : reduce by 3 - 4m and shorten lower branches. T3-8, Group of six Thuja : fell to as near ground level as possible.
b)	23/1253/TCA South Ward	Mr Cudmore	Sharpsmead Bickwell Valley, Sidmouth EX10 8RF. T1: Lawson cypress - fell to as near ground level as possible.
c)	23/1286/TCA South Ward	Mr Chris Heywood	Pipers Chantry, Convent Road, Sidmouth, EX10 8RE. T1: Birch - crown lift lower limbs to give a clearance of approx 5m from ground level. To prune limbs overhanging garden / patio areas back by removing branch ends of up to 2m in length, target pruning cuts of up to 75mm.

- d) 23/0998/TCA 1 The Laurels, Sidmouth, Devon, EX10 8UX.
South Ward T14: Western Red Cedar - fell.

18 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a) 23/0952/TRE Upper Heights, Burscombe Lane, Sidford, Sidmouth, EX10 9SF.
Sidford Ward
T1: Oak - reduce branch growing towards the rear corner of Upper Heights, removing the fourth order branch making 1 cut approx 100mm. T2: group of Beech trees - reduce the crowns of the trees by 2 - 3m, (possibly removing end lengths of 4 - 5m) with cuts approximately 60 - 80mm of second and third order branches overhanging the garden of Upper Heights.
- b) 23/0520/TRE Mr Malcolm 24A Witheby, Sidmouth, Devon, EX10 8SR.
South Ward Malloch-
Brown
T2, White Birch : fell. T2, T3, T4 : replace with Western Red Cedar, Mountain Ash and Western Red Cedar, respectively.
- c) 23/0651/TRE Knowle Grange, Knowle Drive, Sidmouth, EX10 8HN.
South Ward
T1: lime - shorten back over neighbour's roof, leaving 2m clearance. Reduce and re-shape by approximately 1m to leave a natural form by pruning to second order branches.

19 Notification of any works which constitute an exemption to a Tree Preservation Order

None received at the time of the publication of agenda.

20 Unsupported decisions

- a) 23/0218/FUL Katya Lilburn Halfway House, Sidbury, Devon, EX10 0QN. Proposed single storey
Sidbury Ward side extension and internal alterations and proposed detached building for use as a domestic garage, workshop and studio.
STC: Not supported EDDC: Approved with conditions
- b) 22/1270/FUL Mr Terry 91, Sidford High Street, Sidford, Sidmouth, EX10 9SA. Construction
Sidford Village Price of detached garage and office building (revision to garage approved under planning permission 15/1274/FUL).
STC: Not supported EDDC: Approved with conditions

21 Appeals

None received at the time of the publication of agenda.

22 Enforcement Letters

None received at the time of the publication of agenda.

23 Local Plan update

Applications can be found at: <https://planning.eastdevon.gov.uk/online-applications/>

Type in or copy the application number into the box next to the search button, click on the documents tab and then on view documents.

Forthcoming Council and Working Group meetings:

July 3 Council Meeting

July 10 Environment working group

July 12 Planning working group

**Sidmouth Town Council's Planning Working Group
held on Wednesday 14 June 2023***(The Working Group met virtually)*

Councillors present: Kelvin Dent (Chair)
Bernie Davis
Chris Lockyear
Louise Laybury
John Loudoun
Rachel Perram

Councillor also present: Ian Barlow

The meeting started at 10.00am and finished at 11.35am

481 Declarations of Interest

Councillor John Loudon	23/1171/FUL 4 Counters Court, Mill Street, Sidmouth, Devon, EX10 8DW.	Personal interest	Remained in the meeting during discussion and did not vote.	Acquainted with the agent.
All Councillors, excluding Councillor Davis and Councillor Laybury	23/1130/FUL 90, Winslade Road, Sidmouth, Devon, EX10 9EZ.	Personal interest	Remained in the meeting during discussion and did vote.	Acquainted with applicant-former Councillor.
Lucy Ingram Planning Clerk	23/1041/FUL Bridge Cottage, Bridge Street, Sidbury, Devon, EX10 0RU.	Personal interest	Remained in the meeting.	Acquainted with applicant.

482 District Council Members

It was formally noted that the participation of those Councillors who are also members of the East Devon District Council in both the debate and subsequent vote is on the basis that the views expressed are preliminary views taking account of the information presently made available to

the Town/Parish Council. The District Councillors reserve their final views on the application until they are in full possession of all the relevant arguments for and against.

483 Minutes

Members agreed that delegated authority be given to the Chair of the Planning Working Group to sign as a true and accurate record, the Minutes of the Planning Working Group meeting of 24 May 2023.

484 Applications for consideration

RECOMMENDED: That in respect of the Planning Applications set out below, representations to the manner in which they should be determined, be made known to the East Devon District Council in accordance minute 230 of Council, 19 April 2021 and with schedule 16 of the Local Government Act 1972.

- 485** 23/1015/ADV Mr Stephen Port Royal Club, The Esplanade, Sidmouth, Devon, EX10 8BG.
East Ward Smith Installation of a vinyl mounted sign on the front of the Crow's Nest at the top of the building.

GRANT

- 486** 23/1171/FUL Mr Tony 4 Counters Court, Mill Street, Sidmouth, Devon, EX10 8DW.
East Ward Hillier Single storey glazed extension to the front, two storey extension to the rear and internal alterations.

SUPPORT: subject to the views of the Conservation Officer.

- 487** 23/1172/LBC Mr Tony 4 Counters Court, Mill Street, Sidmouth, Devon, EX10 8DW.
East Ward Hillier Single storey glazed extension to the front, two storey extension to the rear and internal alterations.

SUPPORT: subject to the views of the Conservation Officer.

- 488** 23/1152/FUL Mr Mark 30 Livonia Road, Sidmouth, Devon, EX10 9JB.
Primley Ward Badcock 5m x 4m single story 'infill' extension to north elevation in between the existing kitchen and garage.

SUPPORT

- 489** 23/1157/VAR Mr Kevin Malden House, 69 Sidford Road, Sidmouth, EX10 9LR.
Primley Ward Shaw Variation of Condition 2 (approved plans) of application
(Hartford Care) 22/2265/MFUL (side extension to existing care home to provide an additional 11 ensuite bedrooms; works include demolition of existing side extension and associated external works) to allow for revision of plans for the proposed fire escape stair to relocate to the north elevation, rear of the building.

SUPPORT

490 23/1072/FUL Mr Mark Allward, Flat 1, Salcombe Hill Road, Sidmouth, Devon, EX10 8JS.
Salcombe Kavanagh Proposed detached garage with storage space above.
Regis

SUPPORT: With conditions. The garage should not be occupied for residential purposes.

491 23/1188/FUL Jane and Red Gable, Sid Road, Sidmouth, EX10 9AL.
Salcombe Ann Construction of extensions, internal alterations. carport and rear
Regis Ward Harwood store.
and
Ashton

SUPPORT

492 23/0984/FUL Mr V Evans Brownlands, Sid Road, Sidmouth, Devon, EX10 9AG.
Salcombe Proposed front, side and rear alterations and extensions;
Regis Ward installation of new roof dormers.

SUPPORT

493 23/1041/FUL Mr & Mrs Bridge Cottage, Bridge Street, Sidbury, Devon, EX10 0RU.
Sidbury Royle Replacement rear extension with minor internal alterations.

UNSUPPORT: The proposed design would be out of keeping with the character of the immediate area including the existing property contrary to the Sid Valley Neighbourhood Plan Policy 7: Local Distinctiveness.

494 23/1042/LBC Mr & Mrs Bridge Cottage, Bridge Street, Sidbury, Devon, EX10 0RU.
Sidbury Royle Replacement rear extension with minor internal alterations.

UNSUPPORT: The proposed design would be out of keeping with the character of the immediate area including the existing property contrary to the Sid Valley Neighbourhood Plan Policy 7: Local Distinctiveness.

495 23/1130/FUL Louise 90, Winslade Road, Sidmouth, Devon, EX10 9EZ.
South Ward Thompson Construction of single storey extension to rear, and installation of
side-facing windows at 1st and 2nd floor.

SUPPORT

496 23/1062/FUL Mr Oliver 11A, Ascerton Close, Sidmouth, EX10 9BS.
West Ward Wells Single storey side/rear extension.

NOT SUPPORT: The bedroom extension.

Reason: Due to the adverse effect on the amenity of the neighbouring property by reason of the proximity of the neighbour's patio and potential loss of light.

NOTE: Members asked that in the event of the kitchen extension being granted permission, permitted development rights be removed to prevent the bedroom being extended without seeking planning permission.

497 23/0849/FUL Mr Christopher Bourton West Ward Bulverton House, Annexe Road From Bowd To Station Road, Bulverton, Devon, EX10 9DW.
Change the use of the building to 'long term rental'.

SUPPORT

498 23/1076/FUL Mr and Mrs Munson West Ward 101, Higher Woolbrook Park, Sidmouth, Devon, EX10 9ED.
Proposed single storey rear extension, extend and raise existing terrace with railing.

SUPPORT

499 Trees in Conservation Areas

a) 23/1038/TCA Mrs Mathews South Ward Cotmaton Cottage, Cotmaton Road, Sidmouth, EX10 8QX.
Eucalyptus: fell.

NOTED

500 Trees with Preservation Orders

None received

501 New Tree Preservation Order

None received

502 Exemption to a Tree Preservation Order

None received

503 Appeals

None received

504 Unsupported decisions

None received

505 Enforcement Letters

None received

506 Local Plan update.

The Chair reported that the consultation draft of the new Local Plan had been published. However, the Local Planning Authority are now awaiting a new draft of the National Planning Policy Framework which will indicate how many new dwellings the Local Plan will be expected to allocate.